



# 738 1 Avenue Calgary Alberta

\$1,890,000

Experience elevated riverfront living in this exceptional original-owner residence at The Concord, ideally situated across from Calgary's iconic Peace Bridge in prestigious Eau Claire. Offering nearly 2,000 sq. ft. of refined interior space with unobstructed NW and E river views through floor-to-ceiling windows, this luxurious suite features private elevator access to your exclusive foyer, an expansive open-concept layout, hardwood flooring, marble finishes, walnut accents, LED lighting, built-in speakers, heated bathroom floors, and full Control4 automation. The designer Poggenpohl kitchen is equipped with white stone countertops, a large island with seating for four, and premium Miele appliances including a gas cooktop, built-in refrigerator, and wine fridge, seamlessly connecting to the formal dining area and spacious living room with gas fireplace and access to two private balconies. The primary retreat offers balcony access, a custom walk-in closet, and a spa-inspired 5-piece ensuite with dual vanities, marble and glass shower, heated floors, and jetted soaker tub, while the second bedroom also features balcony access and a private 4-piece ensuite with heated flooring. Additional highlights include a separate laundry room, Level 2 EV charging, an oversized private garage, and one of the largest storage units in the building. Residents enjoy 24-hour concierge service, heated underground guest parking, car wash bay with undercarriage wash, fitness centre, elegant party room, and a beautifully landscaped patio with BBQ area overlooking a serene pond that transforms into a winter skating rink--an extraordinary opportunity to own in one of Calgary's most prestigious addresses. (id:6769)

Storage 24.25 Ft x 9.25 Ft  
 Kitchen 14.67 Ft x 11.83 Ft  
 Living room 19.00 Ft x 17.50 Ft  
 Foyer 11.50 Ft x 5.08 Ft  
 Other 32.00 Ft x 9.00 Ft  
 Primary Bedroom 12.50 Ft x 11.92 Ft  
 2pc Bathroom 8.58 Ft x 5.08 Ft

5pc Bathroom 9.00 Ft x 8.17 Ft  
 Dining room 20.00 Ft x 13.00 Ft  
 Other 12.58 Ft x 10.50 Ft  
 Other 4.83 Ft x 3.50 Ft  
 Bedroom 11.42 Ft x 11.17 Ft  
 4pc Bathroom 8.17 Ft x 5.00 Ft

Listing Presented By:



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 First Place Realty

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**RE/MAX Realty Professionals**

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